



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

2019-000507-(5)

HEARING DATE

July 19, 2022

REQUESTED ENTITLEMENTS

Conditional Use Permit No. RPPL2019000931

PROJECT SUMMARY

OWNER / APPLICANT

Roknipour Investment Group LLC

MAP/EXHIBIT DATE

March 31, 2022

PROJECT OVERVIEW

The applicant, Roknipour Investment Group LLC, is requesting a Conditional Use Permit ("CUP") to authorize the establishment and operation of an automatic car wash in the MXD-RU (Rural Mixed Use Development) Zone in the Antelope Valley Planning Area. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

LOCATION

west side of 50th Street West, north of Ave. L-12, Quartz Hill

ACCESS

50th Street West

ASSESSORS PARCEL NUMBER(S)

3102-021-035 and 3102-021-036

SITE AREA

0.488 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

LAND USE DESIGNATION

MU-R (Mixed Use-Rural)

ZONE

MXD-RU

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan & Antelope Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.24.030 C (Principal Use Regulations for Rural Zones)
 - 22.24.040 (Development Standards for Rural Zones)
 - 22.158.050.B (CUP Findings requirements)

CASE PLANNER:

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